

February 17, 2006

Town of Lincoln – Planning Board

100 Old River Road

Lincoln, RI 02865

Dear Honorable Members,

On February 14, 2006 at 2:00 pm, the Technical Review Committee met to review the agenda items for the February 22, 2006 Planning Board meeting. In attendance were Al Ranaldi, Russell Hervieux, Peggy Weigner, Kim Wiegand, John MacQueen, Smoky Olean, John Faile, and Greg Mercurio. Below are the Committee's recommendations:

Major Subdivision Review

- a. Riverfront Estates AP 45 Lot 436 Public Hearing – 7:15**
- DOSCO Inc. Angell Road

This application is under the 2001 Subdivision Regulations and represents the subdivision of one lot into five conventional single-family lots. The subject lot contains approximately 6.36 acres of land and is located in zoning district RA-40 (40,000 square feet –

Residential Single Family). The proposed homes are to be serviced by a public cul-de-sac road and public water and sewer. This project is in front of the Planning Board for a Public Hearing. The Technical Review Committee did not offer any new comments on this subdivision at this time but look forward to any public comments offered at the Public Hearing.

On January 17, 2006, the Preliminary Plan submittal for the above noted project received a Certificate of Completeness. According to our Subdivision Regulations, the Planning Board shall, within one hundred twenty (120) days of certification of completeness, or within such further time as may be consented to by the applicant, approve the preliminary plan as submitted, approve with changes and /or conditions, or deny the applicant, according to the requirements of Section 8. A decision on the Preliminary Plan review must be made by May 17, 2006 or within such further time as may be consented to by the applicant. The Technical Review committee recommends that the applicant address any of the below noted concerns and any concerns presented during the Public Hearing. The TRC recommend that the applicant proceed to the final stage of the preliminary plan review process.

The Technical Review Committee and the Engineering Division review the above proposed subdivision according to the 2001 Land Development and Subdivision Regulations preliminary plan requirements and standard engineering practices. The plans reviewed by the committee are entitled “Preliminary Plan Submission for Riverfront Major Subdivision”, Angell Road, AP 45, Lot 436, in

Lincoln, Rhode Island, prepared for the owner/applicant Dosco Inc. by Commonwealth Engineers & Consultants, Inc., dated December 2005. Also received was a report entitled “Stormwater Management Analysis” for Riverfront Estates in Lincoln, RI, prepared by the above consultant for the owner and dated November 2005. A traffic study was previously reviewed.

Site Plan

The location of the drainage easement to access the detention basin has been moved closer to Angell Road. The proposed fencing and gates should enclose the basin itself, not the access road. During the Master Plan stage, a waiver was requested and approved for the proposed road to be less than 150 feet from the unimproved Rum Road. The Engineering Division would prefer that this paper street not be improved for public vehicular access due to sight distance issues. Due to the steepness of the terrain, the detention basin must be constructed in the initial phase of the site work in order to act as temporary siltation basin with an additional temporary siltation basin at the base of the proposed road. This must be a condition of approval for the subdivision.

Groundwater

There is a note on the plan specifying that finished floors or basements must be set above the seasonal high ground water elevation. This must be a condition of approval for the subdivision.

Wetlands

The applicant previously submitted a letter from Mason & Associates, Inc. a wetlands biologist. The proposed subdivision must obtain a RIDEM Wetlands Preliminary Determination permit for the subdivision. This must be a condition of approval for the subdivision.

Traffic

The engineer submitted a revised report entitled “Safety Analysis” dated October 26, 2004, revised February 23, 2005 entitled “Safety Analysis.” Based on the findings in the report, the Engineering Division has concluded that adequate sight distance is available at the proposed roadway intersection with Angell Road. Clearing on either side of the proposed entrance is shown on the plans.

Utilities

The plan shows public water and sewer connections to the proposed lots. There is an existing letter in the file dated (3/10/05) from the sewer supervisor stating that sewers are available to the property. The sewers and drainage must be designed to be effective and efficient. The Lincoln Water Commission (LWC) has communicated to the Town that public water service is available to this project and can receive preliminary approval for water line design, subject to final construction plan approval. The water line is proposed to be looped through an existing public right of way, Rum Road, which meets LWC requirements.

Drainage

There does not appear to be a drainage swale on the shoulder of the road, however, runoff sheet does flow off Angell Road. The proposed intersection must be designed to allow storm water to flow either through a culvert under or along a constructed gutter line at the new road to the brook. According to the drainage report, onsite drainage dry wells, “Cultech” units, are proposed to collect roof drainage from the houses. These have been successfully used on other sites in Town. Although the final design and location may change pending the individual house design and site plan, proposed locations and sizing for the units must be shown on the site plans.

b. Bank RI AP 28 Lot 55 Public Hearing – 7:45 PM

- Bank RI George Washington Hwy Master Plan and Preliminary Plan

Discussion / Approval

This application is under the 2005 Subdivision Regulations and represents the subdivision of one lot into three commercial lots. The proposed project is classified as a Major Subdivision due to the project’s need for zoning relief. This project is in front of the Planning Board for a Master Plan discussion and review. On January 17, 2006, the Master Plan submittal for the above noted project received a Certificate of Completeness. According to our Subdivision Regulations, the Planning Board shall, within one hundred twenty

(120) days of certification of completeness, or within such further time as may be consented to by the applicant, approve the master plan as submitted, approve with changes and /or conditions, or deny the applicant, according to the requirements of Section 8. A decision on the Master Plan review must be made by May 17, 2006 or within such further time as may be consented to by the applicant. The applicant is scheduled for a Public Hearing.

The Technical Review Committee and the Engineering Division has reviewed the above proposed subdivision according to the 2005 Land Development and Subdivision Regulations master plan submission standards and requirements and standard engineering practices. The previous submission included a plan entitled “Site Plan of Land, Bank RI”, AP 28, Lot 51, 629 George Washington Highway, Lincoln, Rhode Island, prepared for Bank Rhode Island by Joe Casali Engineering, Inc., dated December 2005. Also received was a report entitled “Project Narrative” Bank RI Proposed Subdivision of Land AP 28 Lot 51 prepared for the above owner by the above consultant dated December 2005. In addition, a letter was received from Casali Engineering, Inc. dated February 7, 2006.

Site plan

The proposed temporary nature of the landlocked lot 1 is not guaranteed. In order not to create potential problems, the following (potentially defeasible) easements must be granted in the private 40 foot wide right of way shown on the plan as a condition of approval:

1. Vehicular/pedestrian access to and from George Washington Hwy

for lot 1 across lot 2.

2. Vehicular/pedestrian access to and from George Washington Hwy for lot 3 across lot 2.

3. Sanitary sewer connection for lots 2 and 3 through lot 1.

4. Water service for lot 1 through lot 2.

The applicant is scheduled to appear in front of the Zoning Board in April to request dimensional relief for the landlock lot. Zoning relief will be needed for preliminary plan approval.

Groundwater

It is recommended that finished floors or basements must be set above the seasonal high ground water elevation since the discharge of excess groundwater could adversely impact adjacent properties if not directed to the State Highway drainage system. This must be a condition of approval for the subdivision.

Wetlands

The consultant has flagged wetlands on site. An application for verification of the wetlands has been requested from RI Department of Environmental Management (RIDEM) to confirm the type and extent of any wetlands. This must be a condition of approval for the subdivision. When any construction work is proposed, the project may need to obtain a RIDEM Wetlands Preliminary Determination permit.

Traffic

In the above report, the consultant has concluded that no RI Department of Transportation (RIDOT) Physical Alteration Permit (PAP) is required at this time. The land use will be changed by this subdivision. Land use changes trigger a PAP. However, the PAP will need to be filed when a specific, proposed use is identified. Such a permit will be required as condition of a construction permit.

Utilities

Approval from NBC is required as a condition of preliminary approval. An easement is required to connect proposed lot 3 to the NBC interceptor sewer shown on the plans. The Lincoln Water Commission (LWC) superintendent has communicated to the Town Engineer (telephone conversation 1/13/06) that public water service is available to this subdivision. However, any new lots will be required to submit a plan for preliminary approval of a new service which meets LWC requirements. The Lincoln Water Commission will need to certify a) that the proposed water system is acceptable and b) that water can be provided to the proposed project as a condition of preliminary approval.

Drainage

Drainage towards George Washington Highway will be reviewed by RIDOT as part of the PAP. Drainage design from the future construction in the subdivision must include no increase of storm water onto any Town roads or infrastructure so as not to cause or exacerbate any drainage problems down gradient of the site.

Based on the above noted comments and barring any unresolvable adverse concerns originating from the public hearing, the Technical Review committee recommends Approval with Conditions of this Master Land Development project. Master Land Development approval will allow the applicant to advance to the Zoning Board of Review for dimensional relief for the landlocked lot.

c. Lincoln Meadows II AP 45, Lots 2, 181 & 353 Preliminary Plan Discussion /

Angellin, LLC Angell Road Approval

On June 23, 2004, the applicant received Master Plan approval for their twenty (20) lot single family subdivision. According to Section 17-G for the 2001 Subdivision Regulations, “Vesting, the approved master plan shall be vested for a period of one (1) year, with a one (1) year extension possible upon the written request of the applicant, who must appear before the Planning Board for an annual review. Vesting may be extended for a longer period, for good cause shown, if requested by the applicant prior to the expiration of the deadline, in writing, and approved by the Planning Board. Master Plan vesting shall include the zoning requirements, conceptual layout and all conditions as shown on the approved plan drawing and supporting materials.” Unfortunately, the applicant did not realize that their Master Plan Approval ran out. On September 28, 2005, the Planning

Board voted to extend the applicant's Master Plan approval for one year starting from the original date of Master Plan approval. Therefore, the applicant has until June 23, 2006 to secure Preliminary Plan approval.

On October 18, 2005, the Preliminary Plan submittal for the above noted project received a Certificate of Completeness. According to our Subdivision Regulations, the Planning Board shall, within one hundred twenty (120) days of certification of completeness, or within such further time as may be consented to by the applicant, approve the preliminary plan as submitted, approve with changes and /or conditions, or deny the applicant, according to the requirements of Section 8. A decision on the Preliminary Plan review must be made by February 14, 2006 or within such further time as may be consented to by the applicant. The applicant is in front of the Planning Board for a Public Hearing. A two month extension was granted by the applicant at the January 25, 2006 Planning Board meeting. Therefore, a decision on the Preliminary Plan review must be made by March 22, 2006

The Technical Review Committee and the Engineering Division have reviewed the above proposed subdivision according to the 2001 Land Development and Subdivision Regulations preliminary plan requirements and standard engineering practices. The plans reviewed by the committee are entitled "Preliminary Design Plan for Lincoln Meadows II" 20-Lot Subdivision, Zoned RS-20, AP 45 Lots 2, 181, & 353 located at Angell Road, Lincoln Rhode Island, prepared for Angellin, LLC by Cataldo Associates, Inc., revision date November 29,

2005, a letter report received dated October 24, 2005 that addressed the sight distance issue, a “Drainage Report” revision dated August 2004, and a fax transmittal with accompanying material showing the drainage revision on proposed lot 16. Below are the TRC comments.

Traffic/ road design

A note on the plans that the new intersection opposite Maple Street must be repaved with top course before acceptance of the road by the Town must be added to the plans. This is a condition of approval.

Wetlands

The proposed subdivision has received RIDEM Wetlands approval as a significant alteration. One of the conditions of the approval requires that the drainage infiltration trench be moved out of the wetlands jurisdictional area. The plans have been revised to show a filter strip within an easement area in front of the lot.

Groundwater and storm water

Engineering recommends that as a condition of subdivision approval, no finished floors or basements shall be allowed to be constructed into the seasonal high groundwater elevation. A note to this effect must be added to the plans as a condition of approval for this subdivision.

Lot layout

The following easements to the Town must be shown on the plans as a condition of approval:

- 1. Proposed parcel no. 16 -drainage.**
- 2. Proposed parcel nos. 9, 10 and 13- drainage and/or access to the detention basins**
- 3. Proposed parcel no. 20- the cemetery**
- 4. Proposed parcel nos. 18 and 19- 100' by 20' area to be kept clear for sight distance on Angell Road.**

The record plan must show bounds to distinguish the easement areas on the individual properties per the Town Engineer as a condition of approval.

Sanitary sewers

Public sewers are available to this project for gravity flow. The pumping station and forcemains are to be owned and maintained by the involved property owners in a homeowners' association funded, escrowed account as a condition of approval. The Town has not received any documentation of how this homeowners' association will be developed, regulated, or enforced. The Town must review the documents to ensure that the Town's interests are covered.

Water Service

Public water is available to the proposed development. According to superintendent of the Lincoln Water Commission (LWC), the

subdivision's water line has preliminary approval, subject to final construction plan approval.

Final construction plans

The following will be required for approval of the final construction plans.

1 Plantings associated with the drainage shall be the responsibility of the developer as a condition of the subdivision construction. Other plantings required by the RIDEM Wetlands permit on individual lots will be the responsibility of the property owner under the building permit.

2 Final approval of the construction plans by the LW C.

3 For final construction plans, the developer must submit detailed plans for a bridge that can carry an 80,000 lb vehicle, as certified by a professional engineer. The section of roadway with 1% slope requires a regular grate, not a high capacity grate on the final construction plans. This pertains to CBs #14 and 15.

4 An area of approximately 100' by 20' will need to be removed to insure proper sight distance. This area needs to be shown within the existing right of way (ROW) on the plans. It appears that the area south of the intersection opposite Maple Street is within Town ROW, but an additional 10 foot wide area along the ROW north of the intersection on lots 18 and 19 will need an easement.

5 The following notes must be added to the appropriate sections on sheet C1 in conformance with the standards required by the Storm Water Pollution Prevention Plan:

- a. For erosion control during construction, temporary mulch shall be installed 14 days after earth disturbance has ceased unless activity is to resume no later than 21 days.**
- b. The contractor shall prevent the discharge of wastewater into storm water runoff.**
- c. The detention basins must be constructed in the initial phase of the site work in order to act as temporary siltation basins.**

While the applicant has addressed a significant portion of the TRC's concerns, they have not provided the Town with any documentation on the proposed private pumping station and private homeowners' association. Therefore, the Technical Review Committee can not offer a recommendation at this time.

Minor Subdivision Review

- a. Brochu Subdivision AP 29 Lot 15 Preliminary Plan Discussion /
- Mark and Darlene Brochu 123 Old River Rd Approval**

This application is under the 2005 Subdivision Regulations and represents the subdivision of one lot into two residential lots. This project is in front of the Planning Board as a minor subdivision at the preliminary plan stage. The plan received Certificate of Completeness on February 14, 2006 in which the Planning Board has 65 days (April 20, 2006) to approve the preliminary plan as submitted, approve with changes and/or conditions, or deny the applicant.

The Technical Review Committee and the Engineering Division has reviewed the above proposed development according to the 2005 Land Development and Subdivision Regulations standards and requirements and standard engineering practice. The submission includes a plan entitled “Minor Subdivision for Mark Brochu,” AP 29 Lot 15, 123 Old River Road in Lincoln, Rhode Island, prepared for Mark Brochu by Marc Nyberg Associates Inc., dated September 7, 2005. Other information received included a Physical Alteration Permit from RIDOT and a letter of availability from the Lincoln Water Commission. The Technical Review Committee noted the following concerns.

Wetlands

The applicant states that no wetlands were found to be present on or immediately adjacent to the property. A visual inspection appears to support this statement. Per the Town ordinance, a sedimentation and erosion control plan must be submitted and approved before any construction or earth disturbance is performed on site. This plan would be required as a condition of a building permit.

Utilities

The proposed lot is shown as be connected to public sewers and water. The sewer supervisor has stated that public sewers are available. The existing lot is presently serviced by public sewers. The new lot must obtain a discharge permit from the Narragansett Bay Commission as a condition of approval. According to the

Lincoln Water Commission superintendent, public water service is available. The applicant must formally receive approval for water service to the proposed new lot from the Commission. This requirement will be a condition of approval.

Traffic

The proposed lot has received a Physical Alteration Permit for the new driveway.

Record plan

Granite bounds must be shown marking the location of the new property corners. This requirement will be a condition of approval.

Based on the preliminary plan submittal, the Technical Review Committee recommends Approval with Conditions for this minor subdivision application. The application complies with all requirements of the Land Development and Subdivision regulations. The TRC feels that the conditions can be easily addressed by the applicant.

b. Ledge Road Subdivision AP 25 Lot 33 Preliminary Plan Discussion /

- Robert Ray 5 Ledge Road Approval

This application is under the 2005 Subdivision Regulations and represents the subdivision of one lot into two residential lots. This

project is in front of the Planning Board as a minor subdivision at the preliminary plan stage. The plan received Certificate of Completeness on February 14, 2006 in which the Planning Board has 65 days (April 20, 2006) to approve the preliminary plan as submitted, approve with changes and/or conditions, or deny the applicant.

The Technical Review Committee and the Engineering Division has reviewed the above proposed development according to the 2005 Land Development and Subdivision Regulations standards and requirements and standard engineering practice. The submission includes a plan entitled "Minor Land Subdivision for R.B. Site," AP 25 Lot 33, Ledge Road in Lincoln, Rhode Island, prepared for R.B. Site by David Garrigan, P.L.S., dated December 20, 2005. Other information received included a letter of water service availability from the Lincoln Water Commission.

Wetlands

The wetlands found to be present on the property have been flagged and shown on the plan. An application has been submitted to RIDEM. A permit from RIDEM is required as a condition of approval. Per the Town ordinance, as well RIDEM regulations, a sedimentation and erosion control plan must be submitted and approved before any construction or earth disturbance is performed on site. This plan is required before a building permit can be issued.

Utilities

The proposed lot is shown to be connected to public water. The

existing lot is presently serviced by public water. The applicant has received approval for water service to the proposed new lot from the Lincoln Water Commission. The proposed lot is shown to be connected to ISDS. The applicant has received ISDS approval from the RIDEM for the septic system.

Site plan

The existing driveway for the original house must be moved onto the lot for that original house as a condition of approval. This requirement must be noted on the plans.

Record plan

Granite bounds must be shown marking the location of the new property corners on the plans. This is a condition of approval.

Based on the preliminary plan submittal, the Technical Review Committee recommends Approval with Conditions for this minor subdivision application. The application complies with all requirements of the Land Development and Subdivision regulations. The TRC feels that the conditions can be easily addressed by the applicant.

c. Great Road Subdivision AP 22 Lot 40 Preliminary Plan Discussion
/

- Anthony DonFrancesco 555 Great Road Approval

This application is under the 2005 Subdivision Regulations and

represents the subdivision of one lot into two residential lots. This project is in front of the Planning Board as a minor subdivision at the preliminary plan stage. The plan received Certificate of Completeness on February 14, 2006 in which the Planning Board has 65 days (April 20, 2006) to approve the preliminary plan as submitted, approve with changes and/or conditions, or deny the applicant.

The Technical Review Committee and the Engineering Division has reviewed the above proposed development according to the 2005 Land Development and Subdivision Regulations standards and requirements and standard engineering practice. The submission includes a plan entitled "Minor Subdivision" AP 22 Lot 40, Great Road in Lincoln, Rhode Island, prepared for Anthony & Mark Donfrancisco by Cataldo Associates Inc., dated January 23, 2006. Other information received included a letter of water service availability from the Lincoln Water Commission and notification of sewer availability from the sewer supervisor.

Wetlands

The wetlands found to be present on the property have been flagged and shown on the plan. Any proposed disturbance would be more 500 feet down-gradient of the wetlands; therefore, no permit from RIDEM is required for the subdivision approval. Per the Town ordinance, a sedimentation and erosion control plan must be submitted and approved before any construction or earth disturbance is performed on site. This plan is required before a building permit can be issued.

Utilities

The new lot is shown to be connected to public water and sewer. The sewer supervisor has stated that public sewers are available. The applicant must obtain a permit from Narragansett Bay Commission for sewer discharge. This is a condition of approval. The applicant has received approval for water service to the proposed new lot from the Lincoln Water Commission.

Site plan

The applicant must obtain a Physical Alteration Permit from RIDOT for the proposed driveway for the new house as a condition of approval.

Record plan

Granite bounds must be shown marking the location of the new property corners on the plans. This is a condition of approval.

Based on the preliminary plan submittal, the Technical Review Committee recommends Approval with Conditions for this minor subdivision application. The application complies with all requirements of the Land Development and Subdivision regulations. The TRC feels that the conditions can be easily addressed by the applicant.

Major Land Development Review

**a. Lincoln Park AP42 Lot 24 Master Plan Discussion /
- UTGR Louisquisset Pike Discussion**

On February 14, 2006, the Master Land Development Plan submittal for the above noted project received a Certificate of Completeness. According to our Subdivision Regulations, the Planning Board shall, within one hundred twenty (120) days of certification of completeness, or within such further time as may be consented to by the applicant, approve the master land development plan as submitted, approve with changes and /or conditions, or deny the applicant, according to the requirements of Section 8. A decision on the Master Land Development Plan review must be made by June 14, 2006 or within such further time as may be consented to by the applicant.

The Technical Review Committee and the Engineering Division reviewed the above proposed land development project according to the 2005 Land Development and Subdivision Regulations master land development plan submission standards and requirements and standard engineering practices. The submission includes a plan set entitled “Lincoln Park, Racetrack Renovations, Site Construction Plans”, 1600 Louisquisset Pike, Lincoln, Rhode Island, prepared for Jeter, Cook & Jepson Architects, Inc. by Fuss & O’Neill Inc., dated January 4, 2006. Also submitted was a document entitled “Drainage Analysis, Lincoln Park Racetrack Renovations” revision date January 12, 2006. The Technical Review Committee noted the following concerns.

Environmental/ Drainage

The proposed redevelopment of this site has received a permit from the RIDEM Wetlands Program. The reconstruction will include water quality mitigation which the site currently lacks. Existing storm water drainage is collected from the site through a series of catch basins and ponds on site. The storm water runoff discharges to Louisquisset Pike and wetlands west and south of the property. An unnamed stream flows into and through Lincoln Park, discharging southeast offsite under a stone bridge at Paul Street, a Town road. This bridge is about 100 feet downstream of Lincoln Park's property. The stream continues to flow southerly crossing under a bridge at Kendall Drive, also a Town road. Attached to the upstream side of this bridge is the water line that services Kendall Estates.

According to the above Drainage Analysis the expansion of the Lincoln Park includes proposed storm water management, both water quality impact mitigation and control of the rate of flow to zero or less net increase from pre-development to post-development. The report and design plans clearly show how these objectives will be attained. The Town's concern is the downstream impact, if any, to the Paul Street bridge as well as the Kendall Drive bridge. The report states that there is a seven percent increase of impervious cover as a result of the expansion. In addition, the report delineates a 100-year frequency flood elevation associated with the unnamed stream. This delineation is truncated just short of Lincoln Park's southeastern

property line, as shown on Figure 7c in the Drainage Analysis. It needs to be clarified:

- whether the bridges are overtopped/floods under existing conditions (at or below the 100-year frequency storm event), or
- whether the redevelopment of the site will intensify the flooding so as to endanger the bridges and water line, or
- if there is no significant adverse impact.

Sanitary sewers

The facility is currently serviced by the Narragansett Bay Commission (NBC) sewers. Any expansion or change to the wastewater flow is required to be permitted and approved by NBC. As a condition of approval of the preliminary plans, the applicant must receive a permit from NBC for the proposed redevelopment.

Water service

The redevelopment of the facility is proposed to be serviced by public water. The proposed redevelopment of this property involves the relocation of several domestic and fire services, relocation of hydrants, and installation of several new water services and mains. Any expansion or change to the wastewater flow is required to be certified by the Lincoln Water Commission (LWC) that a) the proposed water system is acceptable and b) water can be provided to the proposed project as approved. Approval of the preliminary land development plans is contingent on this certification.

According to John Faile, LWC superintendent, water can be provided

to the project, and the proposed water system is acceptable, with the condition that the master meter and backflow assembly be installed as shown on drawing C12.09, within six (6) months of the date of Master Plan approval.

Traffic

Based on the submitted plans, the applicant has successfully addressed internal vehicular circulation within the site. There will continue to be three existing means of egress to Old Louisquisset Pike. The Twin River Road entrance will be relocated and reconstructed as a roundabout. All reconstruction and relocation of a State road must be approved by RIDOT.

Based on the above noted concerns, the Technical Review Committee recommends that the applicant proceed to the public informational stage of the review process.

b. Lincoln Ridge Business Park AP 41 Lot 58 Master Plan Discussion /

- Polseno Properties Management George Washington Highway Approval

This application is under the 2005 Subdivision Regulations and represents the commercial development of a single lot containing approximately 15 acres. This project is in front of the Planning Board for a Master Plan discussion and review. On January 17, 2006, the

Master Plan submittal for the above noted project received a Certificate of Completeness. According to our Subdivision Regulations, the Planning Board shall, within one hundred twenty (120) days of certification of completeness, or within such further time as may be consented to by the applicant, approve the master plan as submitted, approve with changes and /or conditions, or deny the applicant, according to the requirements of Section 8. A decision on the Master Plan review must be made by May 17, 2006 or within such further time as may be consented to by the applicant.

The Technical Review Committee and the Engineering Division has reviewed the above proposed subdivision according to the 2005 Land Development and Subdivision Regulations master plan requirements and standard engineering practices. The plans reviewed were entitled “Preliminary Design Plans- Phase I Lincoln Ridge Business Park, AP 41 Lot 58”, Lincoln, Rhode Island, sheets 1-8, prepared for Polseno Properties Management, LLC by Thalmann Engineering Co., Inc., dated November 2005. Additional information received includes:

- 1. “Traffic Impact Study, Route 116 Commercial Development, prepared for Thalmann Engineering Co., Inc., prepared by RAB Professional Engineers, Inc. November 2005,**
- 2. Drainage Report & Calculations, Lincoln Ridge Business Park, George Washington Highway, AP 41 Lot 58, Lincoln prepared for Polseno Properties Management, LLC by Thalmann Engineering Co., Inc., dated December 8, 2005,**
- 3. Lincoln Ridge Business Park- Phase I, Major Land Development, George Washington Highway AP 41 Lot 58, Master Plan-Development**

Impact Narrative, dated December 8, 2005

The application was reviewed by the Technical Review Committee and the Planning Board during their January 25, 2006 meeting. Based on that meeting, there was only one significant outstanding concern. The concern was the availability of public water to the site. The Lincoln Water Commission or other public water authority needs to state that public water to the development is available. Availability of a public water service will be required as a condition of approval. The LWC stated that water to the site would require the developer to install a water line in Rt. 116 at the developer's expense. Confirmation that the developer will provide water using this source would have to be confirmed. The applicant has submitted a letter stating their intent to obtain public water from the Town of Smithfield. Discussions with Smithfield have been positive.

Based on this letter and the applicant's representation of the availability of public water to the site, the Technical Review Committee recommends that the project proceed to the public informational stage of review.

c. Lincoln Point AP 31 Lots 38 and 40 Master Plan Discussion / - Lincoln Point LLC George Washington Hwy Approval

On February 14, 2006, the Master Land Development Plan submittal for the above noted project received a Certificate of Completeness. According to our Subdivision Regulations, the Planning Board shall,

within one hundred twenty (120) days of certification of completeness, or within such further time as may be consented to by the applicant, approve the master land development plan as submitted, approve with changes and /or conditions, or deny the applicant, according to the requirements of Section 8. A decision on the Master Land Development Plan review must be made by June 14, 2006 or within such further time as may be consented to by the applicant.

The Technical Review Committee and the Engineering Division reviewed the above proposed land development project according to the 2005 Land Development and Subdivision Regulations master land development plan submission standards and requirements and standard engineering practices. The submission includes a plan set entitled "Lincoln Point Senior Residential Community" Master Plan Submission, AP 31 Lots 38 & 40, George Washington Highway, Lincoln, Rhode Island, prepared for Lincoln Point, LLC by Fuss & O'Neill Inc., dated January 2006. Also submitted was a document entitled "Master Plan Submission" dated January 2006 for the above project. The Technical Review Committee noted the following concerns.

Drainage/ environmental

The development has identified wetlands on and adjacent to the property. The delineation shown was approved by RIDEM under a separate approval several years ago. The project will require approval from the RIDEM Wetlands program for preliminary land

development plan approval. Any change to the drainage discharging to George Washington Highway must be approved by RIDOT. The drainage is proposed to be mitigated using existing detention basins. It is recommended that the grades and configuration of the basins be checked for conformance with the original plans approved by RIDEM. The drainage is the headwaters of the Mosshasuck River and contributes to the Manton Pond, a Town owned resource. Water quality mitigation must be carefully designed as a part of this project.

Traffic

The project proposes to use an existing access from George Washington Highway as well as a new access onto Old Louisquisset Pike. According to the Zoning Board approval, the access from George Washington Highway must be an entrance only, except for emergency vehicles. All other vehicles will have to exit via Old Louisquisset Pike. There is a proposed, potential future access into the Lincoln Mall. The applicant is encouraged to pursue this access, rather than depend only on using Old Louisquisset Pike and Albion Road which are old, narrow and winding. Approval of the Preliminary Land Development Plan will be contingent on receiving a physical alteration permit from the RIDOT for the access to Old Louisquisset Pike and the George Washington Highway.

Utilities

The project must obtain approval from the Narragansett Bay Commission for sanitary sewer discharge. The developer is

responsible for any modifications to the private pump station. Under General Notes, note 5A on sheet C4.01 needs to be corrected: all coordination with the sewers should be with the Narragansett Bay Commission and the owner of the private pump station, not the Town of Lincoln. Note 5C regarding the gas line should reference New England Gas, not Narragansett Bay Commission. The Lincoln Water Commission (LWC) must approve the water service. Preliminary Plan approval is contingent on receipt of a letter from the LWC stating that there is sufficient public water for the project and that the plans are acceptable. The Albion Fire Department must approve the development's water supply service for fire suppression.

Easements

This land development requires a number of easements. The following easements will be needed from and across Lots 207 and/ or 208:

- **Drainage**
- **Sewer**
- **Vehicular access**
- **Temporary easement for construction**

Based on the above noted concerns, the Technical Review Committee recommends that the applicant proceed to the public informational stage of the review process.

- Joseph Kishfy Reservoir Avenue Approval

On February 14, 2006, the Master Land Development Plan submittal for the above noted project received a Certificate of Completeness. According to our Subdivision Regulations, the Planning Board shall, within one hundred twenty (120) days of certification of completeness, or within such further time as may be consented to by the applicant, approve the master land development plan as submitted, approve with changes and /or conditions, or deny the applicant, according to the requirements of Section 8. A decision on the Master Land Development Plan review must be made by June 14, 2006 or within such further time as may be consented to by the applicant.

The Technical Review Committee and the Engineering Division reviewed the above proposed land development project according to the 2005 Land Development and Subdivision Regulations master land development plan submission standards and requirements and standard engineering practices. The submission includes a plan entitled "Site Plan" AP 6 Lot 437, Reservoir Avenue in Lincoln, Rhode Island, prepared for Joseph Kishfy by Marsh Surveying Inc., dated July 6, 2005.

Wetlands/Drainage

As measured on the plans, Spectacle Pond is within fifty feet of the proposed work. Therefore a permit from RIDEM Wetlands Section is required for land development approval as a condition of the

approval. Per the Town ordinance, as well as RIDEM regulations, a sedimentation and erosion control plan must be submitted and approved before any construction or earth disturbance is performed on site. It does not appear that there is a significant increase of impervious covering from the new construction; however, the Town requires that the owner install a dry well to capture the roof runoff. The existing swale to the pond should be enhanced as a filter strip to mitigate potential water quality issues.

Utilities

The new building is proposed to be connected to public water and sewer. The sewer supervisor has stated that public sewers belong to the City of Pawtucket. Approval for connection to their sewers is required as a condition of the approval. The applicant must obtain a road opening permit before construction from the Town of Lincoln if the proposed sewer service connection is a new, separate connection. The applicant must obtain a permit from Narragansett Bay Commission for the sewer flows. The applicant must obtain approval for a second, separate water service to the proposed new building from the Lincoln Water Commission as a condition of the approval.

Based on the above noted concerns, the Technical Review Committee recommends that the applicant proceed to the public informational stage of the review process.

March Zoning Applications

Joseph Kishfy, 22 Dennell Drive, Lincoln, RI – Special Use Permit to add six new dwelling units to six existing units for a total of twelve units, two of which shall be eligible for low or moderate income dwelling units on property located at 143 Reservoir Avenue, Lincoln, RI.

AP 6, Lot 437 Zoned: RG 7

Members of the Technical Review Committee visited the site and reviewed the submitted project plans and application. The TRC recommends Approval of this application. Based on a site visit, the TRC feels that the applicant presents a realistic site layout that meets the intent of the zoning and would not be detrimental to the surrounding residential neighborhood. The Technical Review Committee feels that the special use permit will not alter the general character of the surrounding area and will not impair the intent or purpose of the zoning ordinance, nor the Comprehensive Plan.

Joseph Kishfy, 22 Dennell Drive, Lincoln, RI – Dimensional Variance for lot width relief of property located at 143 Reservoir Avenue, Lincoln, RI.

AP 6, Lot 437 Zoned: RG 7

The proposed dimensional variance is required due to the recent zone change of the above noted parcel. When the parcel was zoned

BL-0.5, it met all of the zoning requirements. Recently, the parcel was changed to RG-7 which caused the existing lot width to be nonconforming to the new zone requirements. Members of the Technical Review Committee visited the site and reviewed the submitted project plans and application. The TRC recommends Approval of this application. The Technical Review Committee finds that the relief requested will not alter the general character of the surrounding area or impair the intent or purpose of the Lincoln Zoning Ordinance or the Lincoln Comprehensive Plan.

Albion Place, LLC, 6 Blackstone Valley Place, Lincoln, RI – Use Variance for the construction of six new dwelling units on property located at 2 Main Street, Manville, RI

AP 32, Lot 44 Zoned: BL 05

Members of the Technical Review Committee visited the site and reviewed the submitted project plans and application. The TRC recommends Approval of this application. The proposed project represents the expansion of an existing multi-family use on the parcel. Based on a site visit, the TRC feels that the applicant presents a realistic site layout that meets the intent of the zoning and would not be detrimental to the surrounding residential neighborhood. The Technical Review Committee feels that the use variance will not alter the general character of the surrounding area and will not impair the intent or purpose of the zoning ordinance, nor the Comprehensive Plan.

Dolores Guglielmi, 108 Orchard Meadows Road, Smithfield, RI – Dimensional Variance for front and side yard relief for the construction of a single family dwelling on Lennon Road, Lincoln, RI. AP 42, Lot 81 Zoned: RA 40

Members of the Technical Review Committee visited the site and reviewed the submitted site plan and application. Based on the submitted plans and their representation of extensive wetlands on this parcel of land, the proposed house can only be located on the lot as indicated on the plans. The Committee recommends Approval of this dimensional variance. The TRC feels that this plan represents the least relief required, will not alter the general character of the surrounding area nor impair the intent or purpose of the Zoning Ordinance, nor the Comprehensive Plan.

Victor Rodrigues, 24 Breakneck Hill Road, Lincoln, RI – Extension of decision rendered on 1/15/05 for a Use Variance. AP 25, Lot 74 Zoned: RS 20

Members of the Technical Review Committee reviewed the submitted application for a time extension of a use variance. The TRC recommends Approval of the application for a time extension for a dimensional variance. The Committee feels that the applicant has been diligently working to start construction of the project within the one year time frame but time ran out.

**Eric Yeghian, 130 Angell Road, Cumberland, RI – Dimensional
Variance for subdivision of lots.**

AP 10, Lot 304 Zoned: RG7

The proposed dimensional variance is to clear up the pre-existing nonconformance of this parcel of land. This lot was platted before present day zoning regulations. The Technical Review Committee recommends Approval of this application. The TRC finds that the relief requested will not alter the general character of the surrounding area or impair the intent or purpose of the Lincoln Zoning Ordinance or the Lincoln Comprehensive Plan.

Correspondence / Miscellaneous

a. Presidential Estates – AP 26 Lot 129 – Final Plan Approval

During the first part of February, the above noted subdivision was reviewed and approved as the final plan by the Administration Officer.

All conditions of approval were successfully met by the applicant and the appropriate bond was collected. The applicant recorded the subdivision on the same day.

Respectfully submitted,

Albert V. Ranaldi, Jr. AICP

Administrative Officer to the Planning Board